

DISTRICT III ADVISORY BOARD

AGENDA

**April 1, 2009
7 p.m.**

**Wichita WATER Center
101 E. Pawnee**

ORDER OF BUSINESS

- Call to Order
- Approval of minutes from March 4, 2009

PUBLIC AGENDA

1. Scheduled Items

No scheduled items

2. Non-Scheduled Items

Recommended Action: Receive and file.

STAFF REPORTS

3. Community Police Report

Community Police Officers for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

4. Wichita Fire Dept. Report

WFD staff for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

NEW BUSINESS

5. Request for Resolution of Support for Application for Housing Tax Credits (Battin Apartments)

Mark Stanberry, Housing and Community Services, will present a proposal by ULC-Farha Joint Venture, LLC (ULC) that involves the acquisition and renovation of the Battin Apartments, which are located at 1700 S. Elpyco. The apartment complex currently offers 208 one-bedroom apartments. The scope of work proposed by ULC involves comprehensive rehabilitation and conversion of the existing apartments in order to provide 104 three-bedroom, two-bath units, of approximately 1,150 square feet in size. ULC will retain the existing brick exterior on each of the buildings, and will make the necessary repairs to ensure long-term viability. Project amenities will include in-unit washer/dryer hook-ups, swimming pool,

playgrounds, a clubhouse with a community room and safe room, an on-site management office, storage units, and the availability of wireless internet service.

Recommended Action: It is recommended that the District Advisory Board approve a recommendation for adoption of the resolution of support for the Housing Tax Credit Application, subject to further review, in accordance with the City of Wichita's Housing Tax Credit Policy.

6. **ZON2009-00008 Generally located northeast of the intersection of K-15 and 31st Street South (2822 E. 31st Street South)**

Derrick Slocum, Metropolitan Area Planning Department, will present an application for an area that is located northeast corner of 31st Street South and K-15, and is currently zoned LC Limited Commercial ("LC") and the applicant is requesting the property be rezoned to GC General Commercial ("GC"). Access to the site is off of 31st Street South. The site currently classified as being developed with an automobile service garage with a paint shop. The use of the site as an automobile service garage is a legal activity in the LC district, per the Unified Zoning Code ("UZC"); however, the use of the paint shop for detailing and vehicle body work is not permitted in the LC zoned district. This site has been used for automobile related uses over the years. The applicant has applied for the rezone to bring the site into conformance with the uses currently operating on the site. Staff recommends that a Protective Overlay ("PO") be included with this zone change to limit the uses allowed on this site. The proposed PO will exclude all uses within the GC zone district except vehicle repair, general. The PO will also have the applicant remove all inoperable vehicles from the property and require that any vehicles waiting for repair be screened from ground view from 31st Street South and from adjoining and adjacent properties.

Recommended Action: Auto body work and paint shops have traditionally been separated from more limited repair shops in the zoning code, because of their tendency to generate more noise, odors and outside storage. However, this site has been operating as a vehicle repair, general operation for many years. Based upon information available prior to the public hearings, planning staff recommends that the request be approved, subject to the provisions of a Protective Overlay.

BOARD AGENDA

7. **Updates, Issues and Reports**

Opportunity for the Council Member and the District Advisory Board members to report any activities, events or concerns in the neighborhoods or District III.

- a. Council Member Skelton
- b. DAB members

Recommended Action: Receive and file.

8. **Adjournment**

The next regularly scheduled meeting for the District III Advisory Board will be held at 7 p.m. on May 6, 2009, at the Wichita WATER Center, 101 E. Pawnee.